



CAPE COD COTTAGES

COOPER LUMBER CO.

RUTHERFORD

EAST RUTHERFORD

LYNDHURST

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Foreword

The early settlers of Cape Cod were a thrifty and honest people, a true type of the so called "Old New England Yankees," and the architecture that they created is an honest solution of their requirements. Their wants were few and the homes they built filled their needs perfectly.

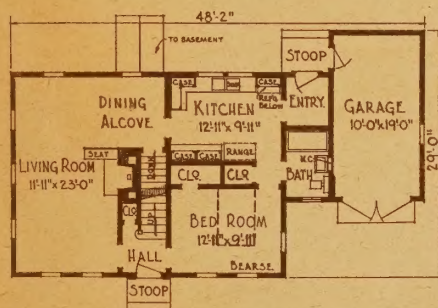
It should be borne in mind, however, that great strides have been taken in our living conditions during the past two and one-half centuries, so accordingly the plans presented in this booklet are not true reproductions, which would be impractical; but are adaptations that should, when placed in a proper setting, look as if "they really grew" on Cape Cod.

It is ordinarily difficult to present a standardized plan that will meet with the approval of all, because of individual tastes and needs. However the architect who designed and planned the Cape Cod homes illustrated in this book is to be commended for his understanding and architectural skill displayed.

The splendid range of charming Cape Cod cottages featured herein were designed for our plan service department by Walter M. Gaffney of Hyannis, Massachusetts in the heart of the Cape Cod district and result from his long and successful experience in studying and designing Cape Cod homes.

CUBIC CONTENTS

22,400 CU. Ft.



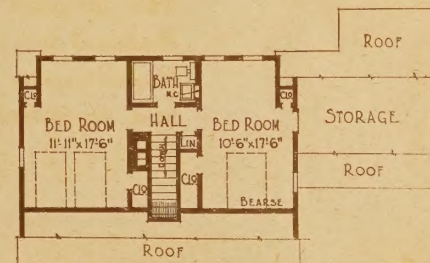
First Floor

Cap'n. Bearse House

Seldom is found a combination of exterior beauty and an ideal floor layout that gives more than this Cape Cod home. Large, well arranged rooms, modern equipment and an attached garage are features of this home.

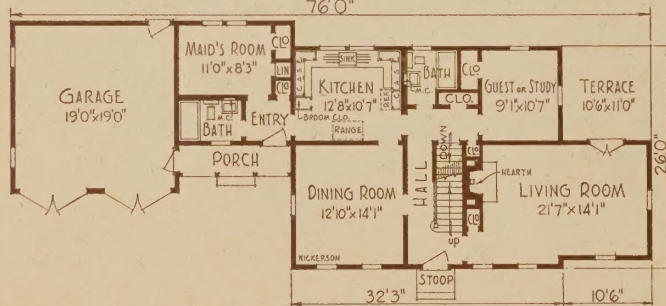
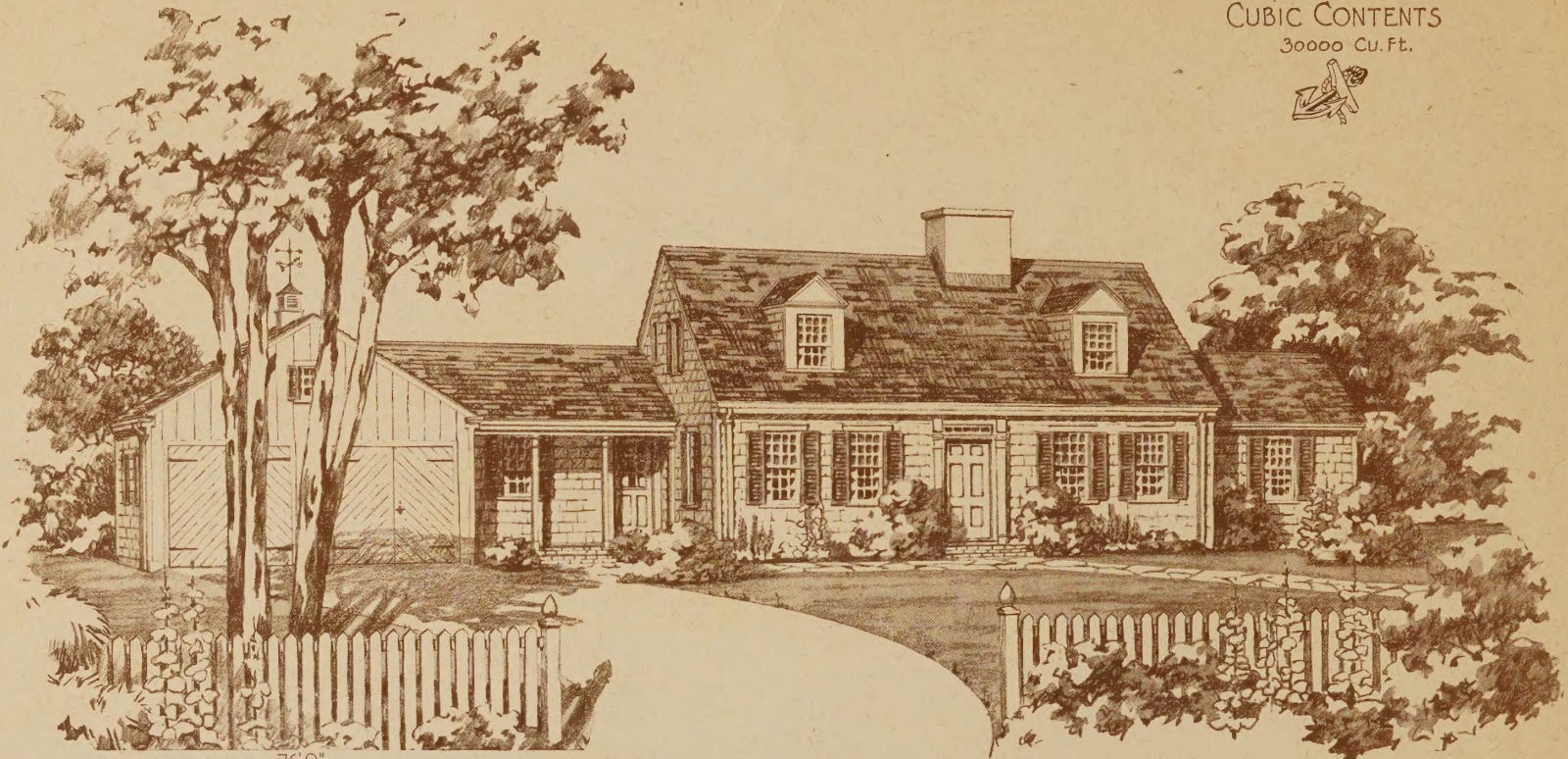
DIMENSIONS

Size of Main Building...32'0" x 24'0"
Ceiling Height 1st Floor...7'6"; Ceiling Height 2nd. Floor...7'6".
Height of Basement.....7'6".



Second Floor

CUBIC CONTENTS
30000 Cu. Ft.

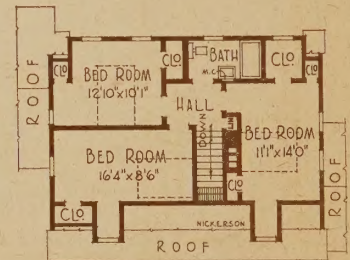


First Floor

Cap'n. Nickerson House
The picturesque beauty of
this quaint home is made possible
by the rambling plan.

DIMENSIONS

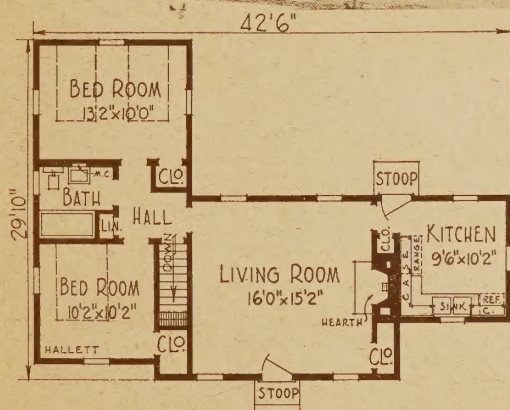
Size of Main Building...42'9"x26'0".
Ceil. Height 1st. Floor 7'6"; 2nd. Fl. 7'6".
Height of Basement.....7'6".



Second Floor

CUBIC CONTENTS

13670 CU. Ft.

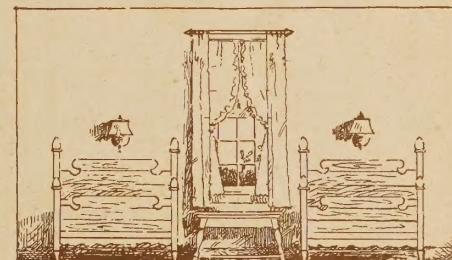


Floor Plan

Cap'n. Hallett House
The common sense of early
Colonial builders is well reflected in
this appealing Cape Cod home.

DIMENSIONS

Size of Main Building... 42'6" x 29'10"
Ceiling Height..... 7' 6"
Height of Basement..... 7' 6"



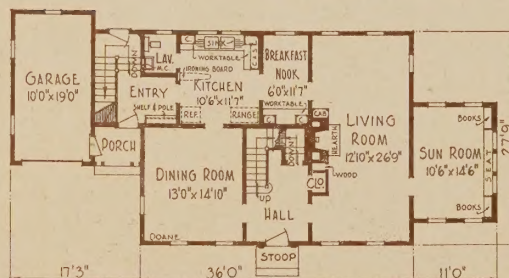
Bed Room

CUBIC CONTENTS
28,500 Cu. Ft.



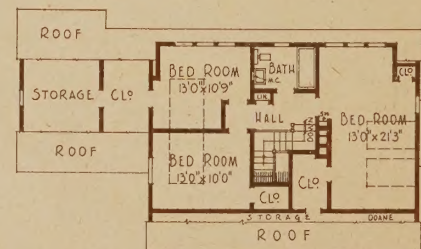
DIMENSIONS

Size of Main Building...36'0"x27'9"
Ceiling Height 1st. Floor...7'6"
Ceiling Height 2nd. Floor...7'6"
Height of Basement...7'6"



First Floor

Cap'n. Doane House
Snuggling close to the ground as though it grew up with the trees and foliage, this home lends itself to ideal landscaping. The interior has pleasant commodious rooms planned for modern and comfortable living.



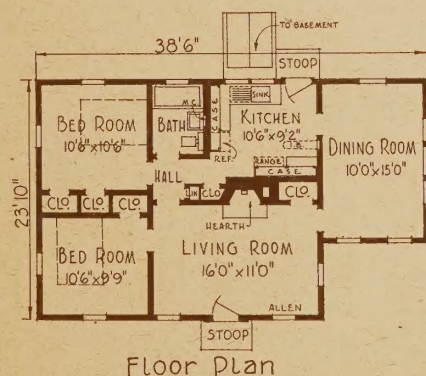
Second Floor

DIMENSIONS

Size of main building...38'6"x23'10"
 Ceiling Height.....7'6"
 Height of basement.....7'6"



CUBIC
 CONTENTS
 12750 Cu.Ft.



Cap'n. Allen House

There is a simplicity and homey plainness of detail in the Cape Cod home that is unusually pleasing. The efficient plan provides five large, well-lighted and comfortable rooms,



Fireplace

CUBIC CONTENTS
15,600 Cu. Ft.



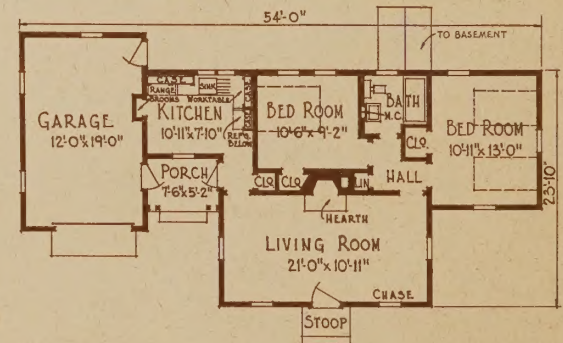
DIMENSIONS

Size of Main
Building, 41'6" x 23'10"
Ceiling Height...7'6"
W't. of Basement, 7'6"



Cap'n. Chase House

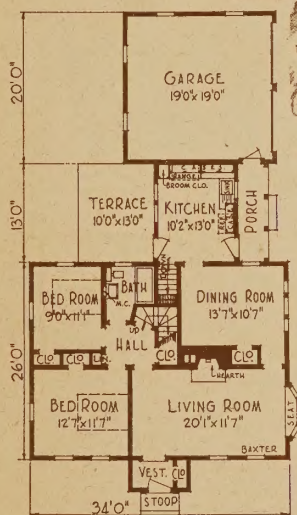
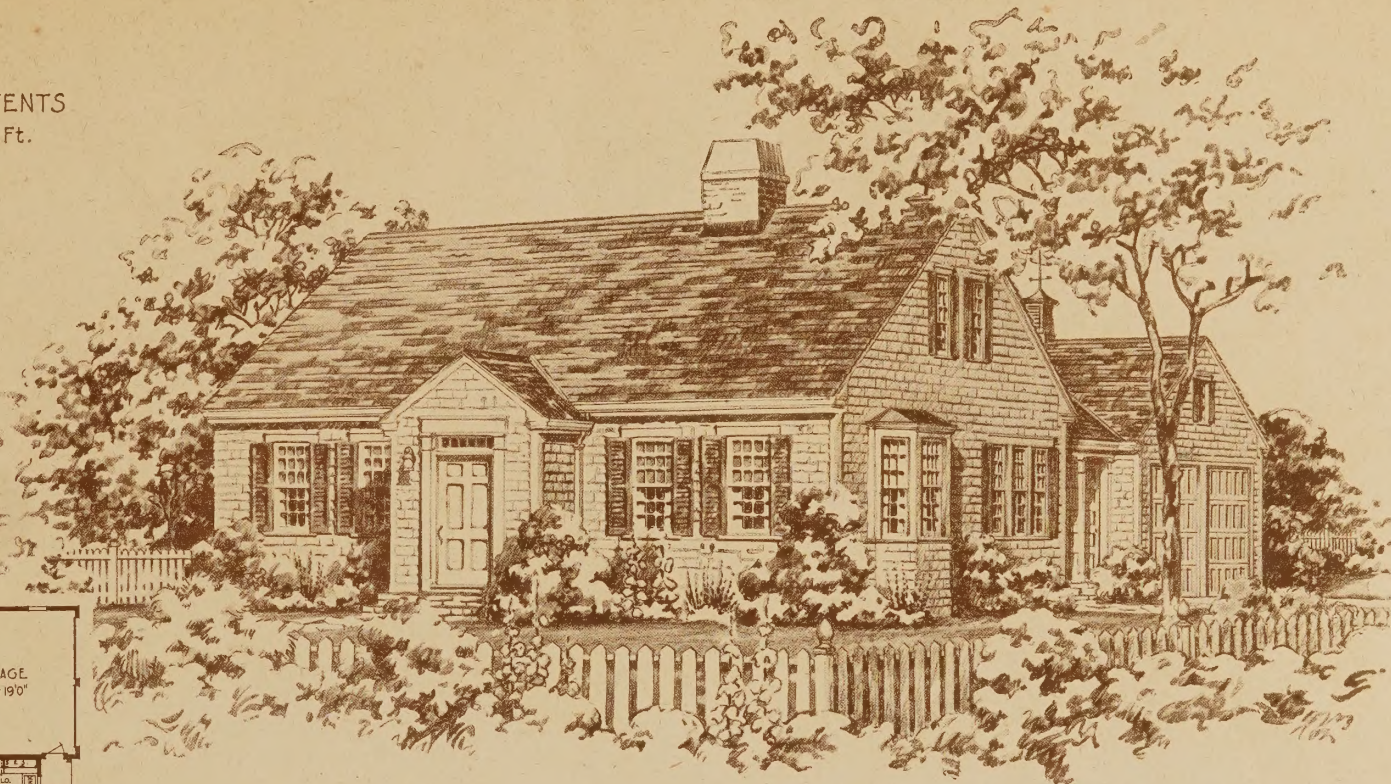
There is a certain rambling effect given by the great width of this home that bespeaks peaceful and comfortable living. What the outside suggests, the inside fulfills as one will readily see in studying the floor plan. The attached garage fits beautifully into the architectural scheme.



Floor Plan

CUBIC CONTENTS

26,500 Cu. Ft.



Floor Plan

Cap'n. Baxter House

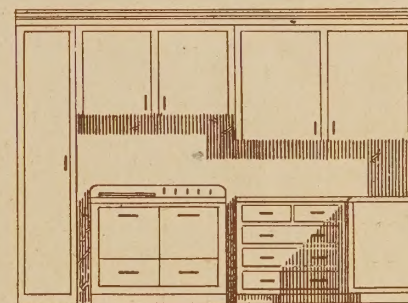
Although this effective home retains the Colonial atmosphere of the traditional Cape Cod, it does so without sacrifice of the modern conveniences of today. The attached garage, porch and garden terrace make this home most complete.

DIMENSIONS

Size of Main Building...34'0" x 26'0".

Ceiling Height.....7'6".

Height of Basement...7'6".

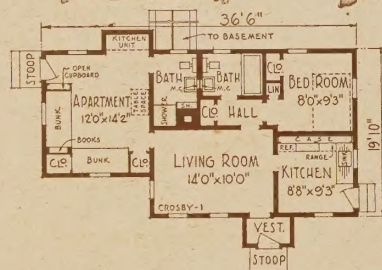
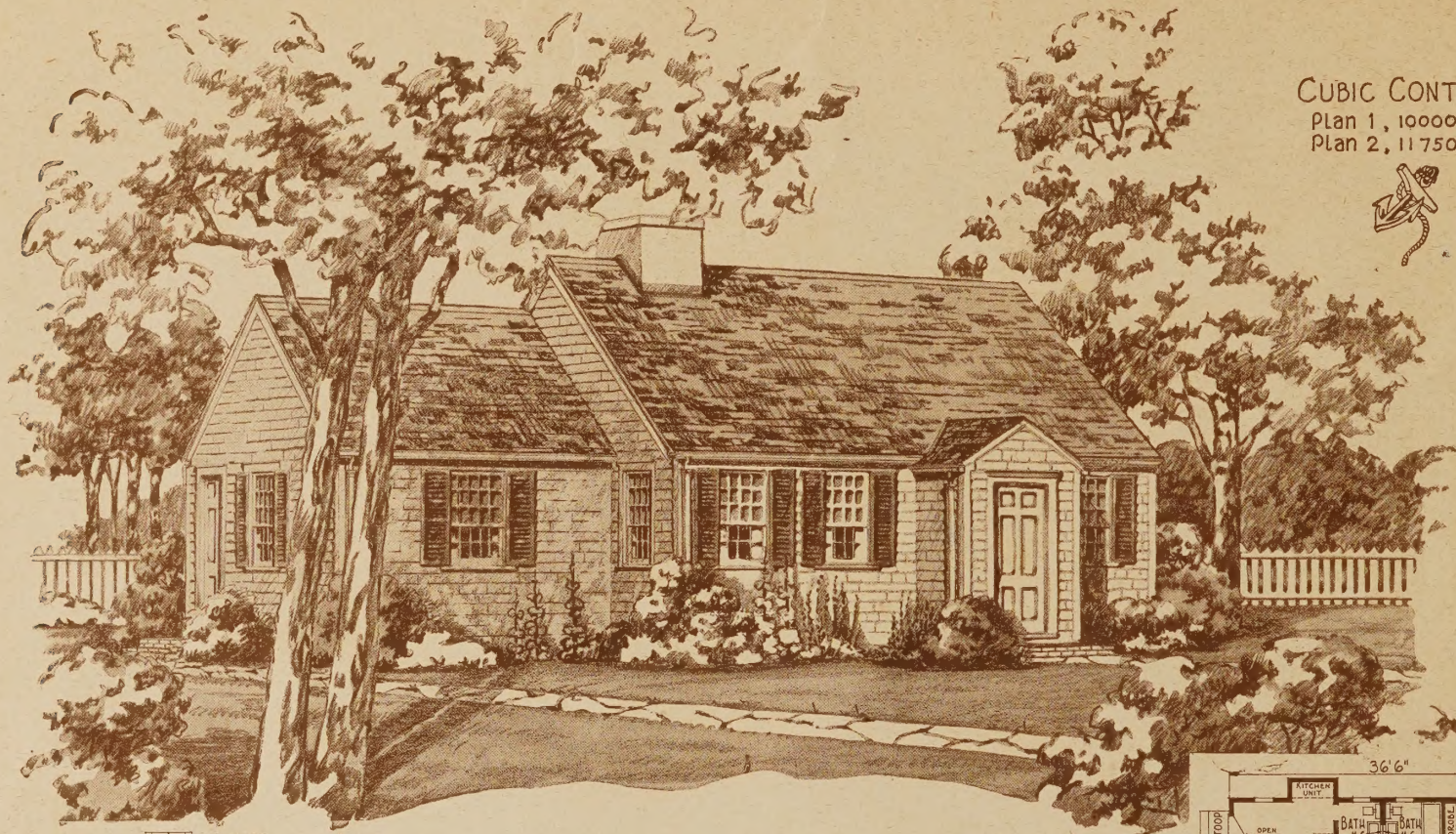


Utility Kitchen

CUBIC CONTENTS

Plan 1, 10000 Cu.Ft.

Plan 2, 11750 Cu.Ft.



Plan 1.

Cap'n. Crosby House

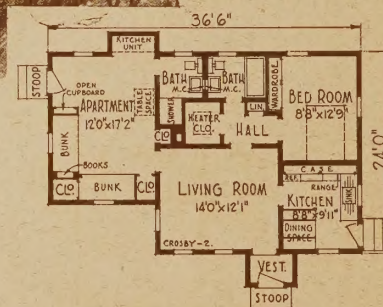
A home of unusual charm in its shingled dress, with a quaint entrance and shuttered windows that make it even more attractive.

DIMENSIONS

Size of Main Bldg., Plan 1, 36'6" x 19'10" ; Plan 2, 36'6" x 24'0".

Ceiling Height Both Plans.....7'6".

Height of Basement.....7'6".



Plan 2. Designed to conform to Title 2, FHA requirements.



DIMENSIONS

Size of Main Building Plan 1, 32'6" x 29'7"

Size of Main Building Plan 2, 34'6" x 32'0"

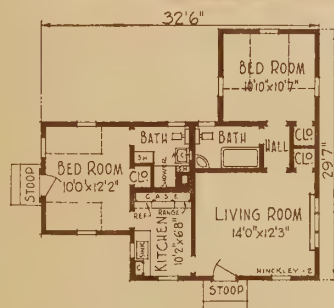
Ceiling Height (for either plan).....7'6"



CUBIC CONTENTS

Plan 1, 8,300 Cu.Ft.

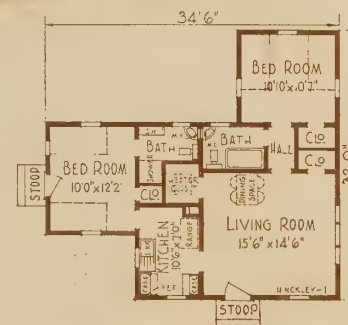
Plan 2, 9,650 Cu.Ft.



Plan 1.

Cap'n. Hinckley House

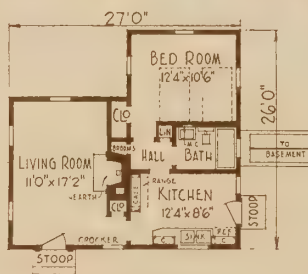
A unique and practical floor plan that offers the advantages of a private bath for each bed room, a boon to those who frequently entertain week end guests. Plan 1, the smaller plan, is adaptable for use as a seaside cottage. Plan 2 is designed to conform to Title 2 of the F.H.A. requirements.



Plan 2.

DIMENSIONS

Size of Main Building.....27'0" x 26'0".
Ceiling Height.....7'6".
Height of Basement.....7'6".



Floor Plan

Cap'n. Crocker House

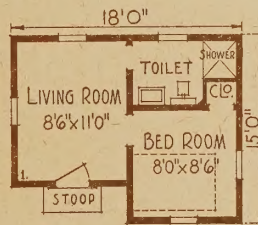
Taste and dignity mark the outward appearance of this little Cape Cod home. Shingled walls and roof, a large chimney and colorful shutters make an irresistible combination.

CUBIC CONTENTS
9800
Cu. Ft.

Small Camps and Cottages



Cottage No.1

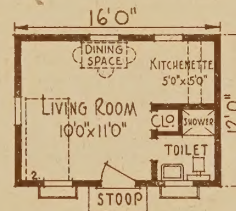


Floor Plan

DIMENSIONS

Size of Main Building...18'0"x15'0"
 Ceiling Height.....7'6"
 Cubage.....2675 Cu.Ft.

Cottage No.2



Floor Plan

DIMENSIONS

Size of Main Building...16'0"x12'0"
 Ceiling Height.....7'6"
 Cubage.....2220 Cu.Ft.

Cottage No.3



Floor Plan

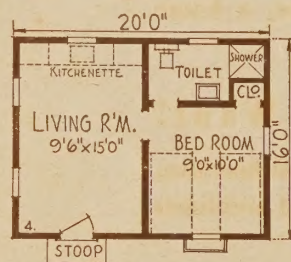
DIMENSIONS

Size of Main Building...18'0"x12'0"
 Ceiling Height.....7'6"
 Cubage.....2375 Cu.Ft.

Small Camps and Cottages



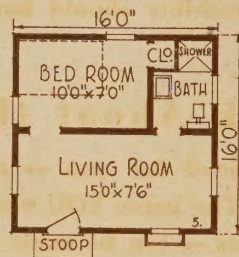
Cottage No. 4



Floor Plan

DIMENSIONS
 Size of Main Building 20'0" x 16'0"
 Ceiling Height 7'6"
 Cubage 3520 cu.ft.

Cottage No. 5



Floor Plan

DIMENSIONS
 Size of Main Building 16'0" x 16'0"
 Ceiling Height 7'6"
 Cubage 2820 cu.ft.

Cottage No. 6



Floor Plan

DIMENSIONS
 Size of Main Building 18'0" x 16'0"
 Ceiling Height 7'6"
 Cubage 3170 cu.ft.

A FRIENDLY MESSAGE TO HOME BUILDERS

Architects have concentrated more on small home design in the past fifteen years than in the previous fifty. Modern materials save actual building time — and the FHA financing offers the lowest charges ever generally available in this country. We have a wide selection of plans prepared by licensed architects, complying fully with FHA requirements, and readily adaptable to your own individual preference.

Home financing has gone through a transformation making possible the financing of a home on the most practical, desirable and economical terms in the history of the country. FHA insured loans are available under one mortgage amortized over a period of fifteen or twenty years. Financing charges are lower than ever before in our history. Down payments are smaller and longer repayment periods are granted on moderate cost homes. Every employed person with family responsibility should have, and now can acquire, a home of his own.

Come In — Let's Talk About the Home You Want!

Remember we can arrange every detail for you — design, blue prints, specifications, material, contractors and financing. The home YOU want — designed by licensed architects in compliance with FHA requirements — can be made a happy reality.

